



Tab A.

Executive Summary

A. Executive Summary or Letter of Introduction

9.1.7. Project Ownership. Describe the ownership of the Private Entity, general construction firm and architect/engineer firm and the relationship for this contract.

Turner Construction is pleased to submit our proposal for PPEA Conceptual Services for the George Mason High School Project (the Project) at 7124 Leesburg Pike, Falls Church, VA. This project is especially important to us, as we have a very long and successful history working with jurisdictions in the greater Washington DC area on school facilities of this size and scope.

On the following pages, we will demonstrate our experience, our staff, and our approach. Our mission is singular: to ensure that the Department receives the highest level of service and integrity possible during the project's execution.

Service and integrity are not new to Turner—Turner has set the standard for construction services for over 100 years. During this time, we have grown into a worldwide leader in the construction industry. Our understanding of the unique and complex nature of projects is extensive, and it is this relevant experience that will add significant value to the collaborative process during the design and construction of the project.

Henry C. Turner, who founded our company in 1902, introduced new technologies and approaches to the construction industry. That sense of innovation continues to this day as we focus on ways to better utilize systems and technology. Our approach to the design and construction of the project will be infused with leading edge technology and creative solutions to ensure that the Falls Church City Public School (FCCPS) Board receives the maximum value for every dollar spent.

While the local office of Turner Construction will manage the project, it is supported by a nationwide network of 46 offices with 5,600 professionals. Therefore, this positions Turner to be uniquely qualified to provide FCCPS with the knowledge of a local firm combined with the strength, stability, and resources of a national corporation that has delivered school facilities of this size and scope.

DESIGN-BUILD TEAM STRUCTURE

We have selected both Fanning Howey and Architecture, Incorporated as our Designers for the project. Led by Rusty Shaw and Michael Hall, our Design Firms and their consultants bring an extensive resume of experience in K-12 school design in the local market. In addition, Turner has a very successful track record with Fanning Howey and Architecture, Incorporated that includes Design-Build project deliveries. In fact, Turner, Architecture, Incorporated and Fanning Howey and this same team is currently delivering the Coolidge Senior High School in Washington, DC, a \$135 million Design-Build Modernization in Washington, DC, pictured below.



This same proposed Design-Build team is currently delivering the Coolidge Senior High School, a **\$135 million Design-Build Modernization** in Washington, DC.

SUBCONSULTANTS AND COMMERCIAL CONSULTANT

Further supporting this team is a group of hand selected subconsultants that will support the on the New George Mason High School Project:

- *Rinker Design Associates, Civil Engineer* - bringing 35 years of civil engineering services and experience with the City of Falls Church;
- *CMTA, MEP Engineer* - Top ranked MEP engineer with over 40 years of experience, with a wealth of Net Zero expertise;
- *Rathgeber-Goss Associates, Structural Engineer* - bringing a wealth of K-12 experience with both the design and construction team;
- *Sustainable Building Partners, LEED Consultant* - brings full cycle LEED consulting services on millions of Sf of school facilities
- *Cushman & Wakefield, Commercial Consultant* - need



Architecture, Incorporated, Fanning Howie, and their consultants bring an extensive resume of experience in K-12 school design in the local market. In addition, **Turner has a very successful track record with both Fanning Howey and Architecture, Incorporated** that includes Design-Build project deliveries.

Complementing the preconstruction process, our field management group, led by *Carlos Flores* and *Rich Hillringhouse*, will develop schedules, logistics, and phasing plans for the entire project. Working together with our preconstruction team, we will be responsive, innovative, reliable, ethical, and attentive to our client. Carlos and Rich are experts with complex, phased, occupied school modernizations.

Additionally, Rusty Shaw will serve as the Design Project Manager, having successfully helped deliver over 30, prestigious K-12 educational facilities as the Principal of Architecture, Inc.'s K-12 studio. Brad Pierce, has been involved with K-12 design for nearly 30 years, serving as the Project Architect, will work concurrently with the field staff to ensure all design related questions are answered before ground is broken on the project.

Joe Swanson, Ty Pate, and Brad Schulz, and Rusty Shaw have all provided the same oversight in the same roles on the \$135 million Coolidge Senior High School Modernization, which is currently under construction in Washington, DC. Overall, the entire Turner team, along with Rusty, Brad, and the additional specialty chosen subconsultants have a notable history of working together and will prove to make a monumental difference throughout the overall construction of the project.

EXPERIENCED KEY PERSONNEL

We have assembled an experienced Project Team that understands the delivery type. Our team, led by the Project Executive, Joe Swanson, who has 21 years of experience, delivered over 14 K-12 facilities and 9 of them as design-build. Joe is supported by a core group of preconstruction, operations, scheduling, safety, and quality control personnel, collectively brings a compliment of very relevant experience combined with solid business experience and strong interpersonal skills. Our team enables us to provide effective leadership for you.

We have named *Brad Schulz* as the Design/Build Project Manager. Brad, with 26 years of experience, brings an impressive resume of design-build projects across a variety of market segments.

Using our organization's comprehensive knowledge of current construction costs, strong local market relationships and nationwide purchasing power, our preconstruction team, led by *Ty Pate*, will provide FCCPS with competitive and accurate cost estimates, suggestions for maximizing the value of the project, as well as work with the Team to provide creative approaches to the complex interfaces of the project components. Ty has led the preconstruction process on dozens of school facilities.

DESIGN AND MANAGEMENT APPROACH

Because we have successfully completed many projects under design-build delivery, our approach to Design-Build projects can best be described as proven and consistent, creating predictable and reliable outcomes for our clients. We have established robust processes and tools to ensure the budget is properly managed throughout preconstruction and construction. Turner and our design partners will manage the design and budget in a collaborative manner, proactively working with FCCPS at each stage of the project. We have developed the best tools and processes to support our Clients during preconstruction, providing the best value and quality project for our clients, and effort. This is ingrained in our DNA.

During construction, we will work collaboratively with FCCPS to ensure that we are addressing school and community concerns and adapting our plan accordingly; implementing a robust community engagement plan; delivering a quality product; and ensuring a clear delineation of the construction and school zones for the safety of the students, faculty, community, and construction workers. The management and design approaches illustrate that the Turner and Architecture Inc./Fanning Howey team have local, relevant design-build K-12 experience and experience working together, resulting in proven and consistent processes already in place to manage the design, preconstruction, and construction services. As such, the Turner and Architecture Inc./Fanning Howey team is uniquely qualified to successfully deliver the George Mason High School project for the Fall Church City School Board.

CONCLUSION

We know that performance is measured not merely in terms of budgets or schedules, but also by our ability to adhere to our strong values of teamwork, integrity, and commitment. Turner, and the entire proposed team is looking forward to bringing these values to the New George Mason High School Project.

We are very excited about the opportunity to work for the City of Falls Church, and it is our hope, as you read about our staff and the approach we have strategically assembled for the project, you will conclude that our team is well prepared to help make the New George Mason High School project nothing shy of a great success.

The management and design approaches illustrate that the Turner and Architecture Inc./Fanning Howey team **have local, relevant design-build K-12 experience and experience working together, resulting in proven and consistent processes already in place** to manage the design, preconstruction, and construction services.



Tab B.

Table of Contents

14.2.1. Volume I

Qualifications, Experience, Alternative, and Other Factors

Tab	Item & Relevant Evaluation Criteria	Page No.
	Cover Letter Title Page Page 1 of RFP Appendix A Proposer's Certification Form Signed Addendums (Addendums 1 and 2)	
A	A. Executive Summary <i>9.1.7. Project Ownership/Relationship.</i>	A-1
B	B. Table of Contents	B-1
C	C. Qualifications and Experience <i>Introduction to the Team, Firm Overviews</i> Attachment A Experience Overview <i>9.1.1. Experience with similar projects</i> <i>1. Construction Experience</i> <i>2. Design Experience</i> <i>3. Design/Build Team Experience</i> <i>9.1.2. Demonstration of ability to perform work.</i> Attachment B (Prime Firm Only) <i>9.1.9. Safety Performance</i> <i>9.1.10. Claims/Final Resolution/Judgments</i> <i>9.1.11. Failure to Complete</i>	C-1
D	D. Resumes <i>9.1.3. Leadership structure / Project manager's experience/key personnel experience</i>	D-1
E	E. Management Approach <i>9.1.4. Management Approach</i>	E-1
F	F. Design Approach <i>9.1.5. Design Approach.</i>	F-1

Tab	Item & Relevant Evaluation Criteria	Page No.
G	<p>G. Past Projects – Contractor. Narrative including Attachment C. (continuation from Tab C). 1. Construction Experience 9.1.8. References</p>	G-1
H	<p>H. Past Projects – Architect/Engineer. Narrative including Attachment D (continuation from Tab C). 2. Design Experience Attachment D - Architecture, Inc./ Fanning Howey Attachment D - RDA Civil, Civil Engineer Attachment D - Rathgeber - Ross, MEP Engineer Attachment D - CMTA, Structural Engineer Attachment D - Sustainable Building Partners, LEED Consultant Attachmnet D, Cushman & Wakefield, Commercial Consultant 9.1.8. References</p>	H-1
I	<p>I. Optional information 9.1.12. Other Relevant Criteria 9.1.13. Optional Information Additional Design-Builder Information</p> <ul style="list-style-type: none"> • Turner Local K-12 List • Design-Build Team Experience Working Together List • Additional Design-Build Team Resumes <p>Additional Subconsultant Information</p> <ul style="list-style-type: none"> • Structural Engineer: Rathgeber/Goss Associates, PC • Sustainability Consultant: Sustainable Building Partners, LLC 	I-1